

STRUCTURAL APPRAISAL

On

**Outbuildings
The Chequers Inn
Braintree Road
Felsted
Dunmow
Essex CM6 3DL**

For

Hawthorn Leisure



53/54 St Dunstons Street
Canterbury, Kent CT2 8BS
tel: 01227 464811
www.bsfcconsultants.co.uk
office@bsfcconsultants.co.uk

INTRODUCTION

BSF Consulting Engineers Ltd were commissioned by Threds Construction Limited on behalf of Hawthorn Leisure and were requested to inspect the outbuildings at The Chequers Inn, Braintree Road, Felsted, Dunmow, Essex CM6 3DL. The instruction requested a structural appraisal of the buildings.

A visit was made to the property on 17th November 2021

Our instructions were limited to a structural appraisal and visual inspection. This document is not to be considered as a full building survey.

Woodwork or other parts of the structure which are covered, unexposed or inaccessible were not inspected and therefore it is not possible to report that any such part of the building is free from defect.

The purpose of this Report is not to highlight matters such as the state of the decorations, and minor shrinkage cracks normally repaired during decoration, but to examine the structural integrity of the building. It maybe therefore, that not all cracks or defects are listed and defective cosmetic items readily visible may not be itemised.

No site investigations have been carried out to determine whether or not any deleterious or hazardous material is present on site and therefore we are unable to report that the site is free from such risks.

All costings contained within this Report are approximate and quotations should be sought from reputable contractors.

GENERAL OBSERVATIONS

The Chequers Inn, Braintree Road, Felsted, Dunmow CM6 3DL is a public house. The date of construction of the building is unknown but is thought to be in the mid 1800's.

The Chequers Inn is constructed with brickwork masonry walls and a multi pitched roof clad in tiles.

To the right hand side of The Chequers Inn, when viewing from the front are outbuildings. The outbuildings consist of three areas; a two storey stables building; an open cart lodge and a more recently constructed garage.

References given to front, rear, left and right are when viewing the outbuildings from the beer garden. The front elevation is the west elevation.

The site upon which the outbuildings stand is reasonably level, although there is a drop at the left hand side of the site down to sports fields associated with The Felsted School. This drop results in the left hand wall of the beer garden and the flank wall of the stable building acting as retaining walls with an approximate retained height of 1.2m.

The rear elevation of the stables building, cart lodge and garage form the right hand boundary with the neighbouring property, Roslyn House. Within the grounds of Roslyn House is an outbuilding which is attached to the rear elevation of the stables building and cart lodge. Roslyn House have planning approval for the demolition of this outbuilding and its replacement with a new detached garage.

A study of the relevant geological information for the area indicates the subsoil is likely to consist of **London Clay**. London Clay is renowned for its susceptibility to volumetric changes given changes in moisture content, which may be exacerbated in the presence of vegetation.

There is a row of mature trees on the edge of the sports field in close proximity to the left hand flank wall of the stables building.



Stables Building

The stables building is a two storey structure of solid brickwork construction and a pitched roof spanning front to rear clad in interlocking tiles. These tiles will be a replacement for, most probably, a slate roof covering. The left hand flank wall, above the retaining wall, is timber weatherboard clad. There are dominant openings to the front elevation at both ground and first floor levels.

The stables building is in a poor state of repair and nearing collapse. The front wall at first floor level is severely deformed, as the supporting timber beam over the front entrance is decayed. The internal floor and roof have both collapsed with the brickwork severely cracked, bowing outwards and deflected downwards. As a consequence, the internal timber floor, which spans front to rear, which was supported on the beam, has also collapsed.



In order to make the building safe the roof of the building is back propped down on to the first floor, and the first floor then propped down to ground level. The decayed beam across the front opening has also been propped.



There is stepped cracking of the masonry walls internally to the rear and left hand flank walls.



Access was not possible to the first floor due to the dangerous condition of the structure.

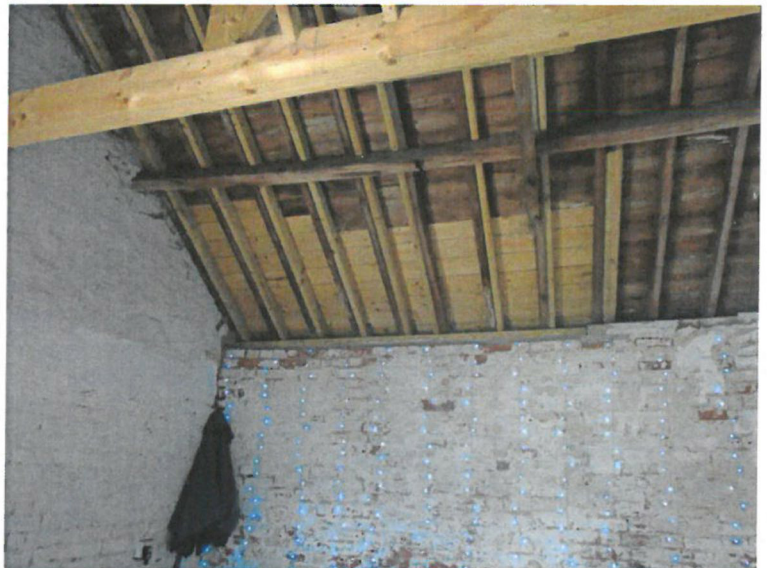
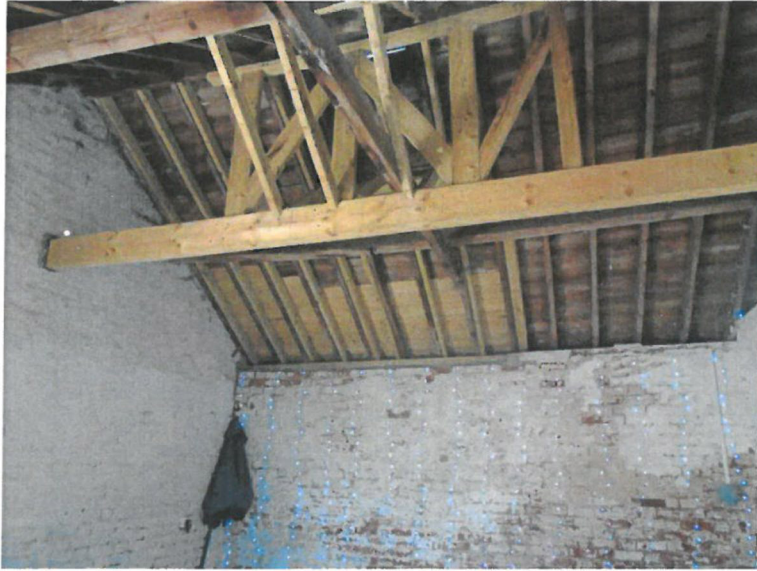
Cart Lodge

The cart lodge consists of an open internal courtyard between the stables building and the garage. The rear wall is of solid masonry construction. The roof is pitched, spanning front to rear and clad in interlocking tiles.

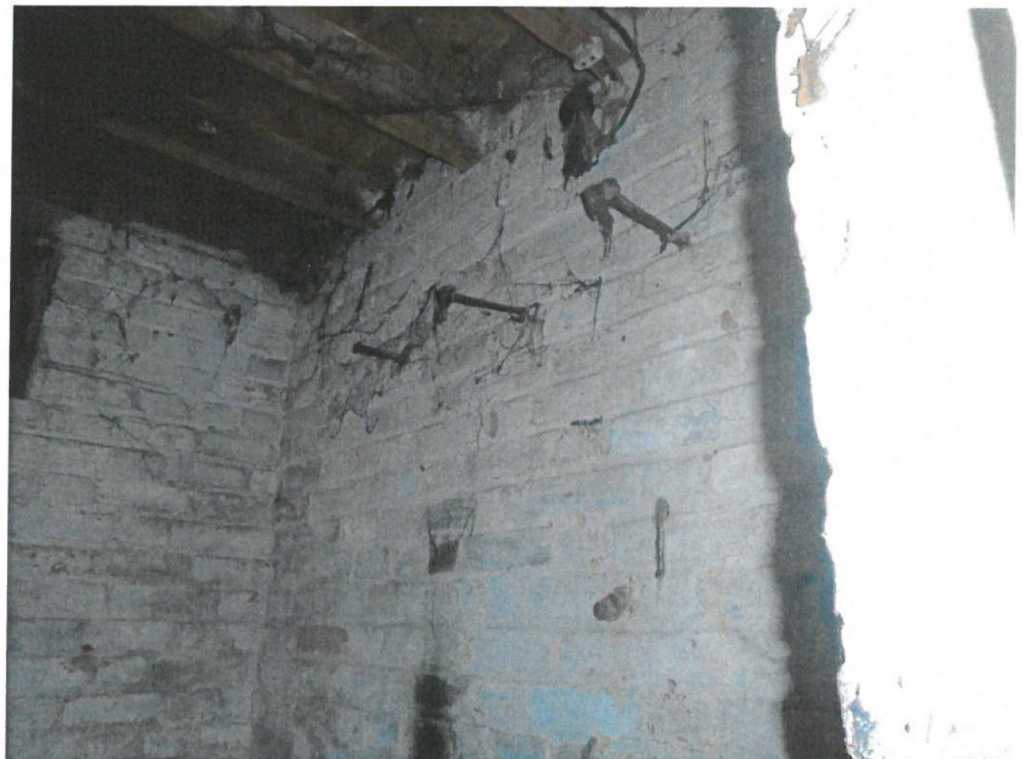


The roof pitches of the cart lodge have deflected as has the front beam over the opening. A study of the roof structure reveals that the original roof to consist of common rafters, purlins and collars. The purlins have deflected significantly

The roof structure has been strengthened with additional rafters placed alongside the originals to the rear pitch, replacement timber boarding, some strengthening of the front pitch rafters and two fabricated timber trusses / beams propping the ridge



Within the cart lodge were small storerooms formed with brickwork single skin walls



Garage

The garage is at the right hand end of the outbuildings. The garage is of brickwork masonry construction with a roof pitched front to rear clad in interlocking tiles



The garage includes a dominant opening in the right hand flank incorporating a pair of sliding timber doors.

The roof of the garage was formed from close boarding below the roof tiles, common rafters supported by purlins and collars



Internally, the garage was full of stored items



The garage, whilst in a poor condition overall did not exhibit significant symptoms of structural distress.

CONCLUSIONS & RECOMMENDATIONS

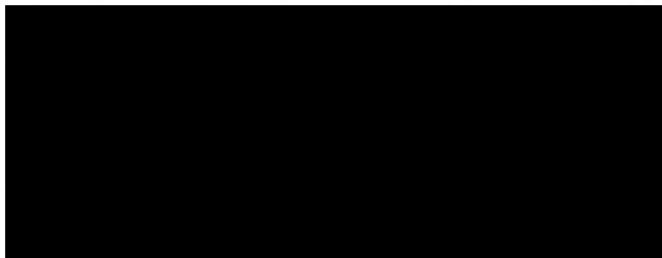
Based on our observations we are of the opinion that the outbuildings, particularly the stables building, are inadequate for their use and significant remedial works are required.

The rear wall of the stables building, and cart lodge are shared with the outbuilding of Roslyn House. This outbuilding has planning permission for replacement with a detached garage. This proposal has the potential to reduce stability of the stables building and cart lodge.

With regard to the stables building, we consider this to be a dangerous structure. Access into the building should be prevented and the external façade fenced off. We consider that the stables building should be demolished.

With regard to the cart lodge, this shares a wall with the stables building. The roof requires replacement which will only leave a relatively small element of the building remaining. We consider that the cart lodge should also therefore be demolished.

The garage building could be refurbished if required.



Paul Gardiner BSc (Hons) CEng MICE FConsE

BSF Consulting Engineers Limited
53/54 St. Dunstons Street
Canterbury
Kent CT2 8BS